LOT 120
IN OR 2011/162
PLUMMER CREEK #1 PB 8/28

HITCH MARA M & ANTHONY C
83253 PURPLE MARTIN DR
YULEE, FL 32097

2023

12-2N-26-1601-0120-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

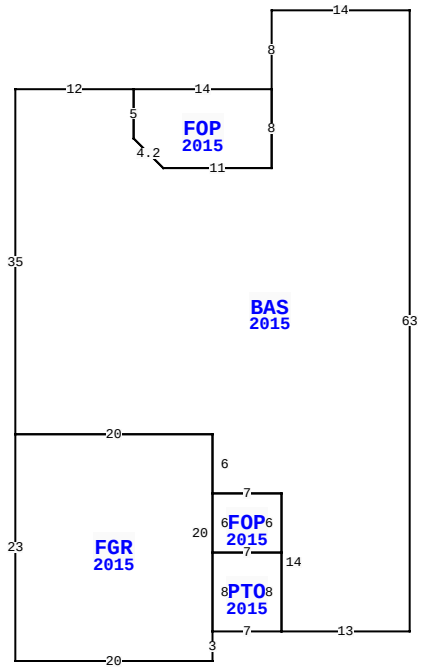
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100	1,707	179,603
FGR	460	55	253	26,620
FOP	42	30	13	1,368
FOP	108	30	32	3,367
PTO	56	5	3	315
TOTALS	2,373		2,008	211,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,008	120.1872	108.47	217,808	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1707 HX Base Yr 2016



83253 PURPLE MARTIN DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		211,274
TOTAL MARKET OB/XF VALUE		4,218
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		270,492
SOH/AGL Deduction		91,315
ASSESSED VALUE		179,177
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,177
TOTAL JUST VALUE		270,492
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530740	CO ISSUED	0	10/26/2015
B1530740	NEW CONSTR	215,710	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2011/0162	10/26/2015	WD	Q	I	01	175,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: HITCH MARA M & ANTH						
1983/1510	6/03/2015	WD	Q	V	05	194,200
GRANTOR: BWC LAND PLUMMER LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 S8 FOP=[YR=2015] W14 S5 D3 R3 E11 N8$ S8 W11 U3 L3 N5 W12 S35 FGR=[YR=2015] S23 E20 N3 PTO=[YR=2015] E7 N8 FOP=[YR=2015] N6 W7 S6 E7$ W7 S8$ N20 W20$ E20 S6 E7 S14 E13 N63$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	676.00	SF	6.50	6.50	100	2015	2015	3	96	4,218	

LAND DESCRIPTION

TOTAL OB/XF 4,218

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 06/16/2020 BY KBA Total Acres: 0.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 08/02/2023 BY SYS